

Dated: March 19, 2012



Ronald L. Hoffbauer (006888)
Joshua S. Parilman (021272)
DAVID WROBLEWSKI & ASSOCIATES, P.C.
20 E. Thomas Road, Ste. #2600
Phoenix, AZ 85012
Phone: (602) 266-4570
Fax: (602) 288-1650
Email: parilman@aol.com
Attorney for Debtors

Sarah S. Curley

Sarah S. Curley, Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

In re:

ROBERT F. SNYDER
xxx-xx-0547
And
LINDA M. SNYDER
xxx-xx-6432

2243 W. Dale Lane
Phoenix, AZ 85085

Debtors.

ROBERT F. SNYDER AND
LINDA M. SNYDER

Plaintiffs

v.

GMAC MORTGAGE, LLC

Defendant,

In Proceedings Under Chapter 13

Case No.: 2:11-bk-02843-SSC

Adv. No. 2:12-ap-00293-SSC

**JUDGMENT AND ORDER AVOIDING
LIEN ON REAL PROPERTY**

Real Property Located at:

**2243 W. Dale Lane
Phoenix, AZ 85085**

THE COURT having reviewed the Court file, and being duly advised in the premise, IT
IS ORDERED THAT:

A. A judgment is granted in favor of the Debtor/Plaintiff;

B. Defendant, GMAC MORTGAGE, LLC's lien on Real Property located at 2243 W.

DALE LANE, PHOENIX, ARIZONA 85085 and legally described as follows:

In re: Robert and Linda Snyder
Case No.: 2:11-bk-02843-SSC

1 LOT 746, DYNAMITE MOUNTAIN RANCH SECTION B1, ACCORDING TO
2 BOOK 639 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY,
3 ARIZONA.

4 be stripped and rendered void subject to the provisions, herein;

5 C. Defendant GMAC MORTGAGE, LLC, account is a general unsecured non-priority
6 lien;

7 AND FURTHER ORDERED THAT

8 D. Upon discharge of Debtor/Plaintiff's Chapter 13 proceeding, Defendant GMAC
9 MORTGAGE, LLC., shall provide a release of lien on the real property to the Debtor
10 within thirty (30) days of the date of the Order granting discharge;

11 E. Defendant GMAC MORTGAGE, LLC, shall file notice with the appropriate County
12 Records Office of the release of said lien;

13 F. The entire claim of Defendant shall be treated as a general unsecured claim and shall
14 not share in any unsecured proceeds;

15 G. Defendant's lien shall remain in place until Debtor/Plaintiff completes the Chapter 13
16 Plan and is granted discharge;

17 H. Defendant's lien shall remain in place and Defendant's debt shall remain secured
18 should the subject property be sold or should a refinance take place prior to the Plan
19 completion and entry of a discharge;

20 I. Defendant's lien shall remain in place and Defendant's debt shall remain secured
21 should the Debtor's case be dismissed or converted another chapter;

22 J. Each party will bear its own costs and expenses associated with this action.

23 K. The Clerk is directed to close this Adversary file.

24 Dated and signed above.

25 In re: Robert and Linda Snyder
26 Case No.: 2:11-bk-02843-SSC